

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – March 24, 2010
Fresno City Hall, Room 2165 A - 2nd Floor
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by Chair Cox at 5:09 p.m.

Commissioners

Present:	Rogenia Cox, CHAIR Armando Rodriguez, VICE-CHAIR Louise Bauer Davoli, Commissioner Jas Singh, Commissioner Izzy Einsidler, Commissioner Sandy Cha, Commissioner	Absent:	Jeffrey Harrington, Commissioner
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Staff

Present:	Claudia Cázares, Manager Housing and Community Development Erica Castaneda, Recording Secretary	Absent:	Keith Bergthold, Assistant Director Planning and Development Department
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B. COMMUNICATIONS

None

C. APPROVAL OF MINUTES

Minutes of March 10, 2010 and March 16, 2010 were approved as presented.

D. GENERAL ADMINISTRATION

1. REALLOCATE \$2 MILLION FROM A NEIGHBORHOOD STABILIZATION PROGRAM SUBRECIPIENT CONTRACT TO A GENERAL POOL OF FUNDS TO BE MADE AVAILABLE FOR ADDITIONAL NSP PROJECTS

Claudia Cázares, Housing and Community Development Division, provided the report to Commissioners. Renena Smith, Budget and Management Studies Division, assisted in answering commissioners' questions. The City has approached the Housing Authority with a proposal to reduce their NSP contract by \$2,000,000 to make this money immediately available to the four NSP contracted agencies under the City's NSP Program. Commissioner Davoli inquired about the September 2010 deadline to expend funds. As a response to inquiries from HUD and the increased pressure to expend NSP funds, the City felt it necessary to pool the funds and make available, on a first come first served basis, to the four agencies, pending full expenditure of previously approved NSP funds. Commissioner Cha inquired about the other agencies' current expenditures. 2M Development and the Redevelopment have expended their funds and CURE has expended 80% of their funds. Vice Chair Rodriguez, inquired about the Housing Authority's response to the request. Allysun Williams, Housing Authority, informed commissioners that they are in agreement to decrease their contract amount and plan to request funds from the pooled funds.

Motion: Motion was made to recommend approval of item D1 by Vice Chair Rodriguez

Second: Commissioner Singh seconded the motion.

Ayes: Cox, Rodriguez, Singh

Noes: Davoli, Einsidler

Abstain: Cha

2. CONSIDER RECOMMENDING THAT COUNCIL AND THE REDEVELOPMENT AGENCY BOARD ADOPT A JOINT RESOLUTION MAKING CERTAIN FINDINGS PURSUANT TO SECTION 33449 OF THE COMMUNITY REDEVELOPMENT LAW, AND AUTHORIZE THE EXPENDITURE OF \$119,000 FOR THE INSTALLATION OF

WATER SYSTEM IMPROVEMENTS LIMITED TO ON-SITE HOUSE CONNECTIONS TO 70 HOMES IN THE HERNDON TOWN WATER PROJECT (HIGHWAY 99/GOLDEN STATE CORRIDOR REDEVELOPMENT PROJECT AREA)

John Quiring, Redevelopment Agency, provided the report to Commissioners. Mr. Quiring provided background information on the project. The proposed RDA contribution represents the final and critical piece solving a unique public health and safety situation. The community represents a unique pocket of low income property owners who do not have the resources to fund the change in water systems required by the State for health and safety concerns. Homeowners will receive a loan that will be forgiven after three years, if they remain in the home. Commissioner Davoli inquired about studies done to determine the increase in property value as a result of the improvements. Studies were not done to determine the property value. The concern was health and safety and to meet the State's deadline of June 30, 2010. Vice Chair Rodriguez inquired about Self Help Enterprise's role in the project. Self Help is volunteering their time to provide technical expertise to the community. Commissioner Einsidler was concerned with future repairs to the water system. Robert Anderson, Public Utilities, assisted in answering commissioners' questions. Mr. Anderson responded that the City will be responsible for future repairs. Members of the public stood in support of the recommendation. Claudia Cáñez informed the public that the item will be going before council on April 8, 2010.

Motion: Motion was made to recommend approval of item D2 by Vice Chair Rodriguez

Second: Commissioner Cha seconded the motion.

Ayes: Cox, Rodriguez, Davoli, Singh, Einsidler, Cha

Noes: None

Abstain: None

3. CONSIDER RECOMMENDING THE AGENCY BOARD AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AND SALES AGREEMENT FOR TWO PROPERTIES LOCATED AT 4059-4061 EAST VENTURA STREET (APN 461-272-10) & 4071 EAST VENTURA STREET (461-272-09) OWNED BY ARA ADANALIAN. THE PROPERTIES ARE WITHIN THE SOUTHEAST FRESNO REVITALIZATION REDEVELOPMENT PROJECT AREA.

David Martin, Redevelopment Agency, provided the report to Commissioners. Mr. Martin provided background information on the project. The purchase of the subject properties will remove blight along a highly visible corridor; enable the Agency to assemble the entire block on Ventura from Tenth to Eleventh Streets creating a sufficiently sized development ready parcel. Commissioner Davoli inquired about the relocation of the three businesses. Mr. Martin explained that he would assist the business owners with costs to move and re-establish themselves. Commissioner Einsidler inquired about the time frame to relocate the tenants. Mr. Martin explained that they will work with tenants to move them in a timely manner.

Motion: Motion was made to recommend approval of item D3 by Commissioner Davoli

Second: Commissioner Einsidler seconded the motion.

Ayes: Cox, Rodriguez, Davoli, Singh, Einsidler, Cha

Noes: None

Abstain: None

4. RECOMMEND TO THE REDEVELOPMENT AGENCY BOARD THAT THE AGENCY AUTHORIZE \$150,000 FOR THE INSTALLATION OF PUBLIC IMPROVEMENTS, INCLUDING CONCRETE CURB, GUTTER, AND SIDEWALK IMPROVEMENTS ON CHANCE AVENUE BETWEEN BUTLER AND HAMILTON AVENUES AND ON HAMILTON AVENUE BETWEEN CHANCE AND MAPLE AVENUES, AND MAKE FINDINGS UNDER REDEVELOPMENT LAW SECTION 33445 THAT THE AGENCY MAY PAY FOR THE COST TO INSTALL AND CONSTRUCT PUBLICALLY OWNED IMPROVEMENTS WITHIN THE SOUTHEAST FRESNO REVITALIZATION PROJECT AREA

Jeff Krueger, Redevelopment Agency, provided the report to commissioners. Mr. Krueger provided background information on the project. The project entails 1,500 lineal feet of concrete improvements and will be constructed by the City of Fresno Street Maintenance division. No discussion followed.

Motion: Motion was made to recommend approval of item D4 by Commissioner Einsidler

Second: Commissioner Davoli seconded the motion.
Ayes: Cox, Rodriguez, Davoli, Einsidler, Singh, Cha
Noes: None
Abstain: None

E. INFORMATIONAL REPORTS

David Martin, Redevelopment Agency and Triangle Associates, provided an informational report regarding the Belmont Merchant Association's (BMA) top three priorities based on data and analysis provided by Triangle Associates: increasing merchant business, beautifying building facades, and measures to reduce crime.

F. COMMISSIONERS' ITEMS

None

G. UNSCHEDULED ORAL COMMUNICATIONS

None

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: **April 14, 2010.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 6:34 p.m.

Attest: Rogenia Cox, Chair

Attest: Claudia Cázares, Manager
Housing and Community Development